# Monthly Report to EPC on Housing Stats as per Council Motion
# November 14, 2023

Note: New information is in red

**That the Public Service be directed to provide monthly updates to the Executive Policy Committee on the following supportive housing, addiction and social action indicators:**

A. **Proposed RHI Homes (prior term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted prior to November 1, 2022. [ 0 ]**
B. **Actual RHI Units Delivered (prior term). RHI-funded supportive housing units completed and operational as a result of applications submitted prior to November 1, 2022. [ 17 ]**

Comment: The numbers represent Permanent Supportive Housing units funded by the Rapid Housing Initiative (RHI) City-Stream. Transitional Housing may also include supportive services on-site, but this housing model is distinguished by short-term tenure.

Table I: Rapid Housing Initiative Units

| RHI 1 - 2020 | | Transitional | Supportive | Independent | Status |
|---|---|---|---|---|---|
| 126 Alfred | Shawenim Abinoojii | 18 | | | Complete |
| 260 Toronto | Life's Journey/WHRC | | 17 | | Complete |
| 72 Martha & 180 Henry | Salvation Army | 13 | | | Complete |
| 910 Main | New Directions | 9 | | | Complete |
| 300 Princess | Siloam Mission | 20 | | | Complete |
| **RHI 2 -2021** | | | | | |
| 545 Broadway | Westminster Housing Society | | | 21 | Under construction |
| 670 Main | Manitoba Métis Federation | 20 | | | Complete |
| 590 Victor | West Central Women's Resource Centre | 16 | | | Under construction |
| **RHI 3 -2023** | | | | | |
| N/A[1] | Wahbung Abinoonjiiag | 26 | | | Under construction |
| 454 Edmonton | UWCRC 2.0 | 11 | | | Under construction |
| 292 Edison | Manitoba Métis Federation | 14 | | | Under construction |
| 429 Sherbrook & 446 Langside | Spence Neighbourhood Association | 6 | | | Under construction |
| **TOTALS UNITS BY TYPE** | | **153** | **17** | **21** | |

[1] Address not disclosed to maintain privacy of transitional housing location.

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**C. Proposed RHI Units (current term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted after November 1, 2022. [ 0 ]**
Comment: Numbers represent Permanent Supportive Housing units. RHI has committed funding to 57 units of transitional housing with supports since Nov 1, 2022.

**D. Completed RHI Units (current term). RHI-funded supportive housing units completed and operational from applications after November 1, 2022. [ 0 ]**

**E. Alternative Supportive Housing Units, Proposed (City-Supported). Supportive housing units 'in the pipeline' outside of the RHI stream, with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [ 21 ]**

**F. Alternative Supportive Housing Units, Completed (City-Supported). Supportive housing units completed outside of the RHI stream, with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [ 0 ]**

**G. Affordable or Deeply Affordable Housing Units, Proposed (City-Supported). Affordable or deeply affordable rental housing units 'in the pipeline' with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [ 123 ] 23 units added since last month's report.**

**H. Affordable or Deeply Affordable Housing Units, Completed (City-Supported). Affordable or deeply affordable rental housing units completed with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [ 0 ]**

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Table II: **Total Units Approved with City of Winnipeg support since Nov.1, 2022**

| | | **Affordability of units MMR = Median Market Rent** | | | | | **Housing Model** | | | **Indigenous owned or led?** | **Status** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Units Approved (including Market) [2] | **Total Affordable Units Approved** | Affordable Ownership | Market Rental | Below Market Affordable (<80% MMR) or Provincial Rates | More Deeply Affordable (<60% MMR) | Rent-geared-to-income | Transitional | Permanent Supportive | Purpose-built rental (independent) | | |
| **165** | **123** | **0** | **42** | **32** | **13** | **78** | **84** | **7** | **72** | **74** | 165 in develop-ment |

Table II summarizes City-supported units approved Nov. 1, 2022-Present.
Note – Two new projects since the last report. This includes 23 units of affordable housing (14 transitional housing, seven permanent supportive housing, and two affordable rent-to-own homes).

**I. Participation in intergovernmental or interagency initiatives on addiction, anti-poverty policy and/or other social crisis interventions, including action by the Mayor, Mayor's Office or City Public Service (meetings or other activities) since last report.**

Comment: No report at this time. The City of Winnipeg Housing Team participates on an Affordable Housing working group with the Province of Manitoba. The Housing Team also participates on a trilateral working group chaired by CMHC to share information on affordable housing activities/ initiatives at the three levels of government.

**J. Key HIFIS (Homeless Individuals and Families Information System) indicators [details to be confirmed in coordination with End Homelessness Winnipeg by July 1, 2023)**

Comment: It is recommended to request End Homelessness Winnipeg provide this update at their regular report to EPC as they are the stewards of this data.

[2] City of Winnipeg supports some mixed-income projects, hence a number of market units are included/supported within projects.

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**K. CMHC has officially launched the Housing Accelerator Fund (HAF)**

A $4B program that is committed to issuing an additional 100,000 permits across Canada over the next 3 years. The City of Winnipeg has been identified as an early growth leader, allowing advance application and to work directly with CMHC to complete our application, which was due on June 14, 2023. The intake process for the remaining ruban centres was later in the summer. The HAF application was developed by the public service in consultation with other governments, private sector, non-profit associations, and End Homelessness Winnipeg. To date, the public service has consulted with the following stakeholders – to create awareness of the program and to learn how the City could remove barriers to accelerated housing:

CentreVenture
End Homelessness Winnipeg
Siloam Mission
Main Street Project
University of Winnipeg Community Renewal Corporation
Manitoba Home Builders Association
Urhab Design Institute Province of Manitoba
Winnipeg Renewal Housing Corporation
Manitoba Heavy Construction Association
Manitoba Métis Federation
Winnipeg Chamber of Commerce
Winnipeg Construction Association
Manitoba Non-Profit Housing Associaiton
Winnipeg Regional Real Estate Board
Treaty 1 Development Corporation
Sunshine House
Aboriginal Council of Winnipeg
True North Real Estate
The Winnipeg Foundation
Southern Chiefs' Organization Inc.
Bruce Oak Recovery Centre

Stakeholder meetings are ongoing and will continue for the duration of the HAF program

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Appendix: Definitions

| | |
|---|---|
| Affordable Housing | Housing is generally considered "**affordable**" when households spend no more than 30% of their before-tax income on housing-related costs. Affordable housing can be owned by government, non-profit, or private sector. Housing will be most affordable to a family when tied to income, however this analysis is not always available. In the absence of income-tested housing or rent-geared-to-income, the following definitions can be followed. |
| Below Market Affordable Housing | The City of Winnipeg follows other government guidelines for **below market affordable housing.** This includes CMHC, where rents must be less than 80% of Median Market Rent (MMR). Below market affordable housing can also follow Province of Manitoba annual maximum affordable rental rates that are generally consistent with MMR. |
| More Deeply Affordable Housing | Other housing is considered more **'deeply affordable'** at **less than 60% MMR.** |
| Social Housing | **Social Housing (or Community Housing)** is housing owned by government, non-profits or cooperatives rented at affordable rates or rent-geared-to-income. |
| Rent-geared-to-income | **Rent-geared-to-income (RGI)** is housing where the rent is set at a proportion of that household's income (ie. 27-30%). |
| Transitional Housing | **Transitional housing** is often RGI, but includes additional supports. It is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing, and has limits on how long an individual or family can stay. Stays are typically between three months and three years. |
| Permanent Supportive Housing | **Permanent Supportive housing** is also often RGI. It provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity. |
| Affordable Homeownership | **Affordable homeownership** is housing that is developed with intention to sell to individuals or families with low to moderate income, at a maximum sale price and maximum income limit directed by government funding source (ie. Province of Manitoba) |
| Market Rental | **Market Rental** includes rental units that do not meet an affordability definition. |
| Purpose-built rental | **Purpose built rentals** are residential buildings that are built specifically to provide long-term rental accommodation. This includes independent living settings without on-site supports. |